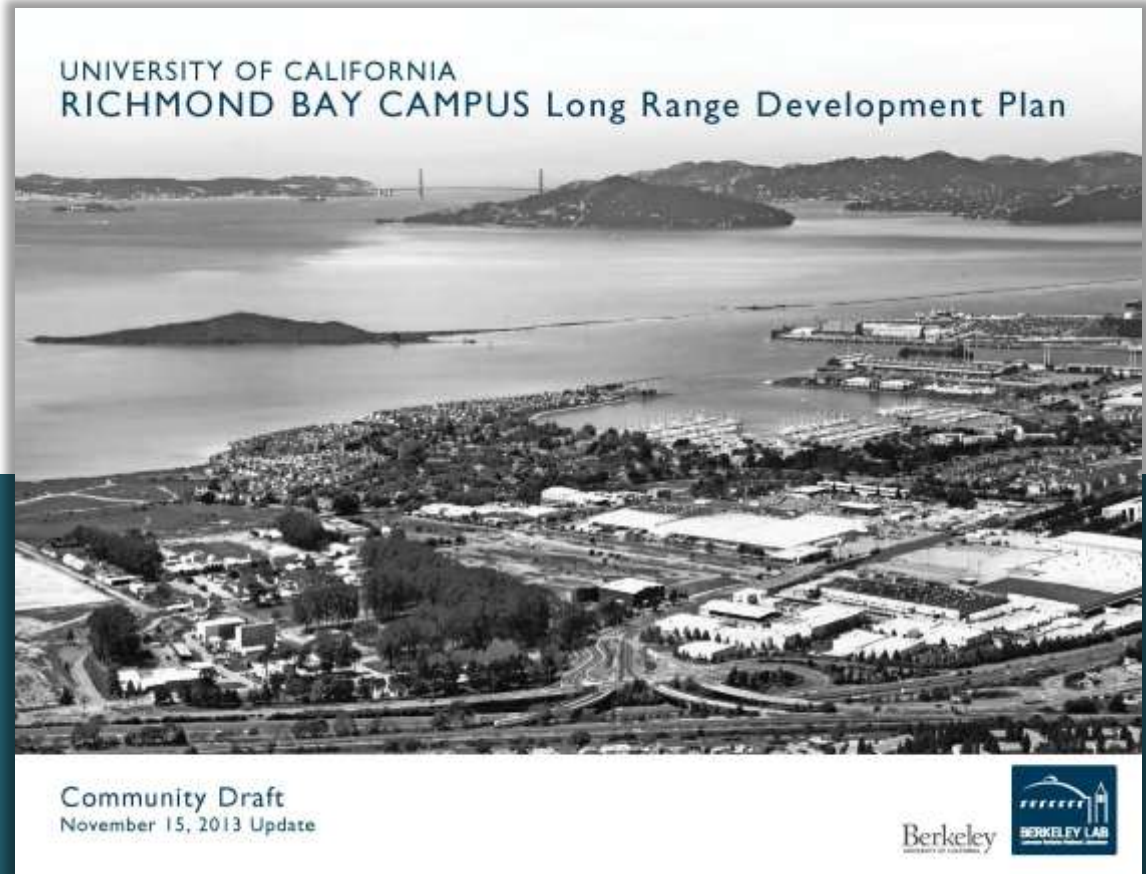


THE PROPOSED RICHMOND BAY CAMPUS

Draft Long Range Development Plan

RBC LRDP EIR
Public Hearing
December 11, 2013



Berkeley
UNIVERSITY OF CALIFORNIA

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LRDP FOREWORD

- Science is about understanding the world around us; we must use that knowledge to make the world healthier and more prosperous
- The partnership between the University of California LBNL and Berkeley needs room to grow
- RBC proposed on a beautiful site in a welcoming community
- Planning addresses legacy of heavy industrial use, creates an attractive open campus, in harmony with Bay Area ecosystem, engine of growth locally and regionally

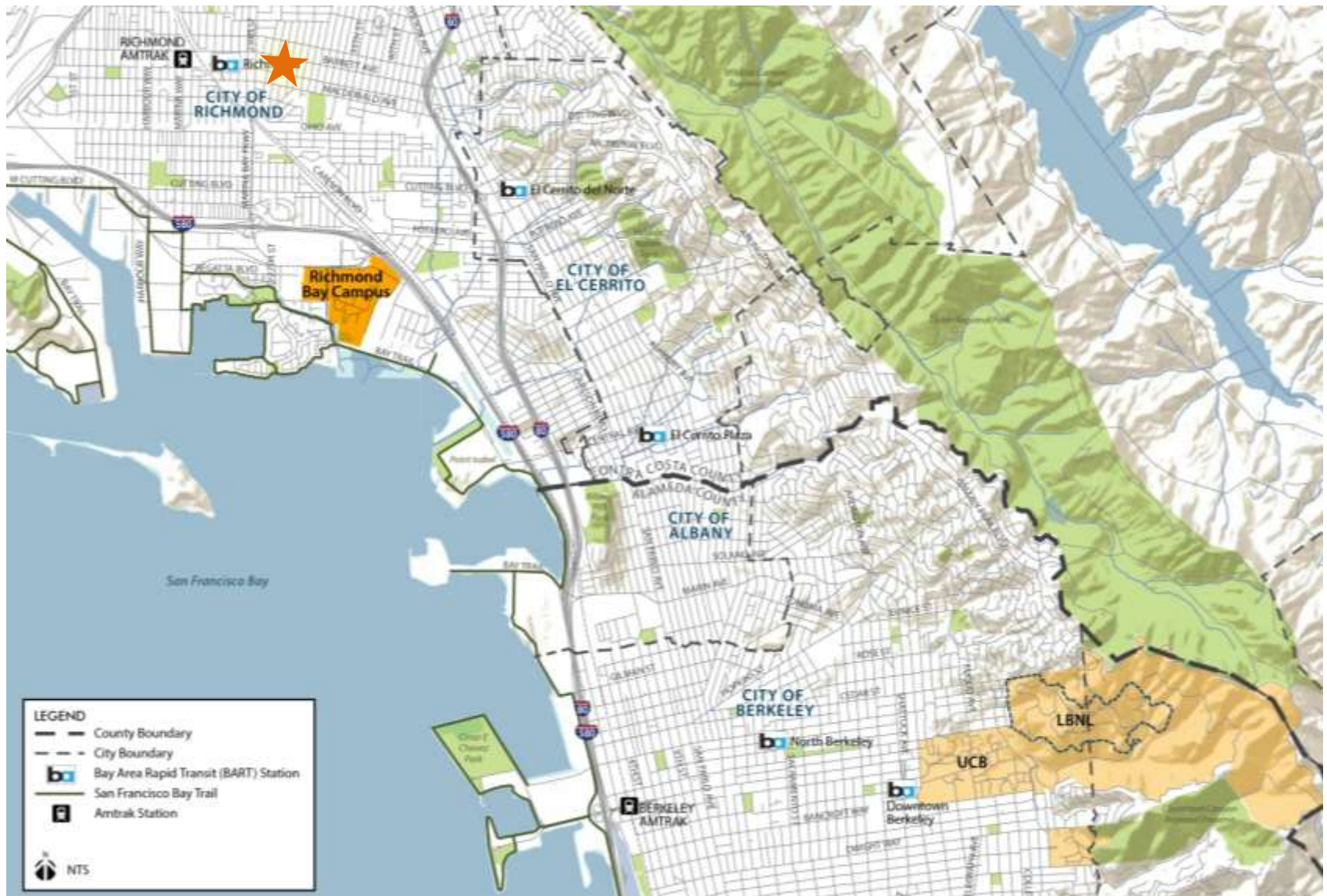


The Richmond Bay Campus –

a new research campus to be **cooperatively** developed by the UC Berkeley **and** UC LBNL.



SITE LOCATION



“A state-of-the-art, inspirational and sustainable place to produce world-class collaborative science for healthy living and sustainable communities”

“A center of innovation for national and international academic, government, non-profit and industry partners”

RESEARCH THEMES AND OPPORTUNITIES

- Health and environmental sciences, with a potential focus on personalized medicine;
- Research & development for commercialization in advanced manufacturing and design;
- Energy systems and sustainability science—using the RBC as a living laboratory; possibly using the entire campus as a microgrid testbed;
- Co-location with industry to partner and sponsor research;
- Incubator space for start-up companies in a burgeoning East Bay Innovation Ecosystem;
- Prototyping and demonstration facilities for small and medium-sized enterprises;
- A hub for workforce development and training for the local community;
- Meaningful, applied learning opportunities for our students.



- Anchor for center of innovation in Richmond South Shoreline area
- Site design to encourage public access
- Serve as a community resource, with educational programs such as “science in the theater” and K-12 hands-on workshops

3 VISION

COMMUNITY

The Richmond Bay Campus is envisioned as the anchor of a center for innovation in the City of Richmond South Shoreline Area, serving as a catalyst for the development of other research facilities, both public and private, on nearby properties. The City's Resolution no. 10-11, passed unanimously in February 2011, strongly encouraged the University to locate LBNL's second campus in Richmond, noting that the development proposal included “aspirations and requirements long shared and defended by the Richmond community.” Richmond's General Plan envisions the City's “South Shoreline” as a vibrant and revitalized area with a mixture of high-intensity light industrial and commercial uses anchored by the research campus. Key aspects of the plan for the Richmond Bay Campus — a strong focus on enhancing the site's ecology and the promotion of local and regional road and trail connectivity — are directly supportive of the City's goals for the South Shoreline Area.

The Richmond Bay Campus will serve as a multi-faceted resource for local communities and be designed to encourage public access. On-site facilities and amenities available to the public will include meeting space, a public auditorium, dining establishments, and open space areas. Interpretive features in the landscape will describe the sensitive natural environment and could point to pilot or model innovations in sustainable systems or operations at the site. An art program, integrated with the landscape and built environment, could feature selected art installations that engage and attract viewers. In addition, building on robust programs already in place at both UC Berkeley and LBNL, educational programs such as science-related lectures and interpretive site walks are anticipated to be offered at the Richmond Bay Campus.



The Richmond Bay Campus vision is to serve as a community resource, providing jobs and educational programs. UC Berkeley and LBNL currently conduct “science theater” lectures and K-12 hands-on workshops throughout the year.

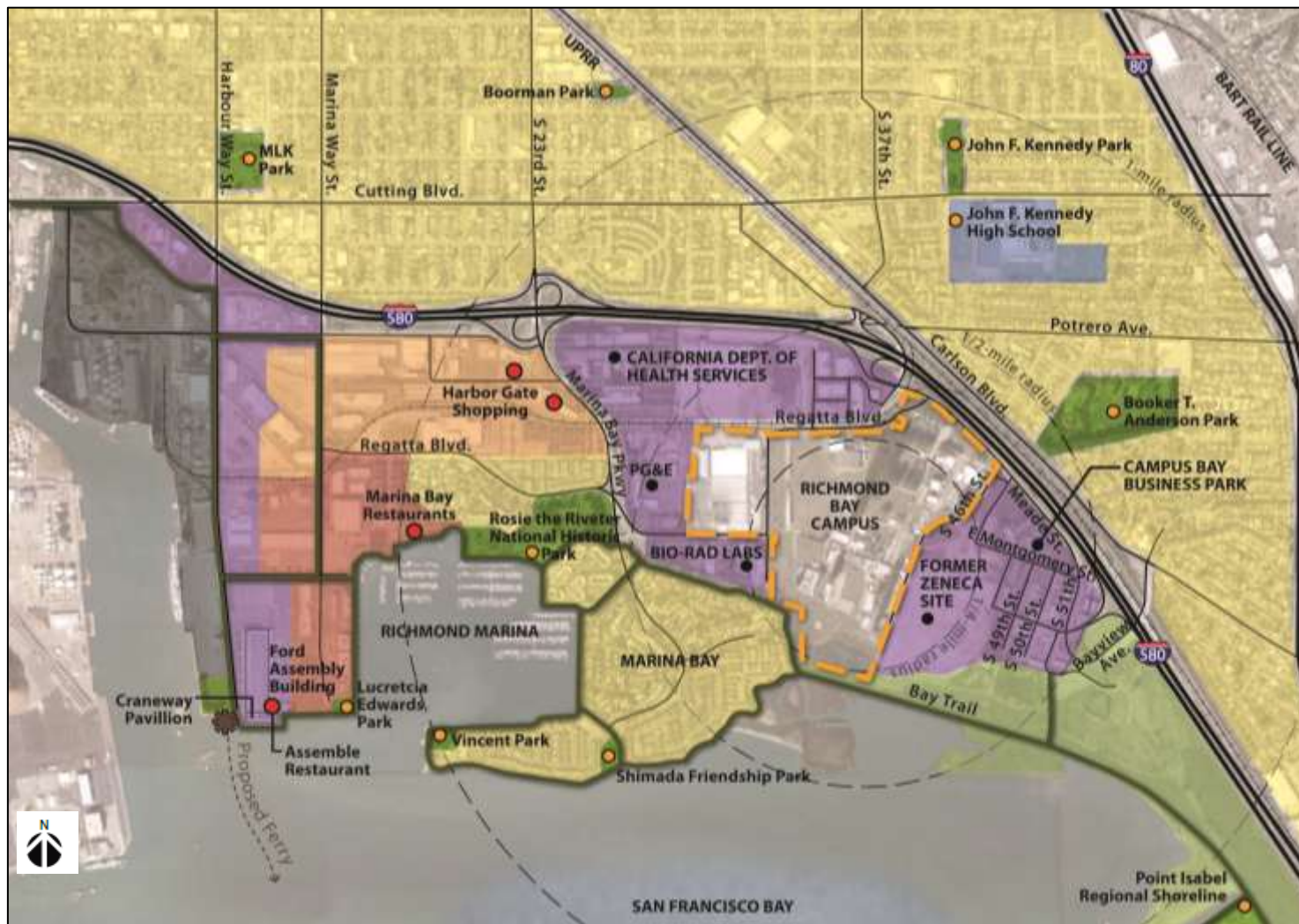
SOUTH SHORELINE

LEGEND

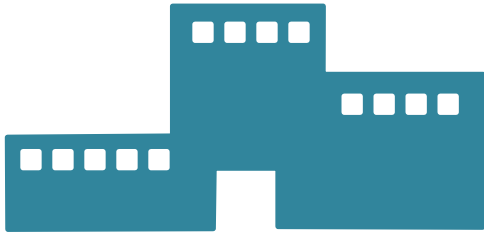
- Richmond Bay Campus
- Bay Trail
- Ferry Terminal
- Parks and Schools
- Restaurants and Retail

City of Richmond General Plan Land Use Designation

- Residential
- School
- Medium Density Mixed-Use (Commercial Emphasis)
- High Intensity Mixed-Use (Major Activity Center)
- Business/Light Industrial
- Port
- Parks & Recreation
- Open Space



Long-Term potential -- multiple phases over ~40 years:



Up to 5.4 M square feet
and a population of up to 10,000

Possible Uses:

- Research labs
- Offices, Conference space
- Dining / Cafes
- Auditorium / Visitor center
- Operations facilities
- Parking
- Outdoor space

Population:

- UC Berkeley and LBNL research scientists and faculty
- Graduate and post-doctoral students
- Undergraduate students and interns
- Administrative staff
- Operational staff
- Synergistic industry partners, researchers, staff



CONTEXT

- Over 1 million gsf of space in existing buildings on site
- With the exception of the US EPA and Northern Regional Library Facilities, all buildings would be replaced or redeveloped under the LRDP



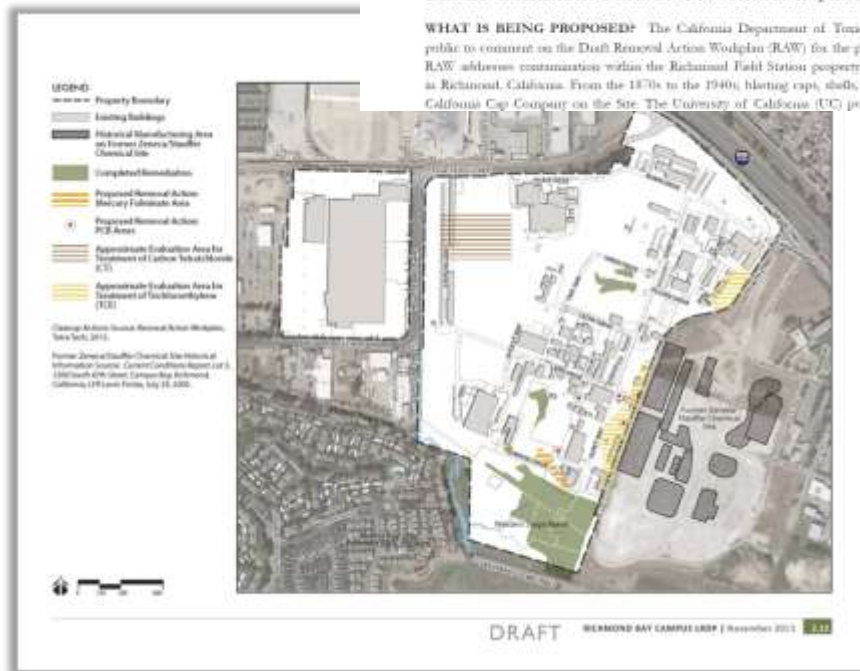
INFRASTRUCTURE

- Existing site utility infrastructure only sufficient to meet current needs
- Many roads lack curbs or gutters; few sidewalks



REMOVAL ACTION WORKPLAN

- Site characterization report and LRDP land use plan inform the workplan
- Proposed for approval by DTSC in 2014
- Addresses mercury and PCB contaminants in soils
- Addresses carbon tetrachloride in northwest uplands
- Soil management plan would govern redevelopment activities in a manner which protects public health and protects against environmental hazards.



Public Notice

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances through the restoration of contaminated resources, enforcement, regulation and pollution prevention.

Draft Removal Action Workplan Available for Proposed UC Richmond Bay Campus Public Comment Period: November 26, 2013 – January 10, 2014

WHAT IS BEING PROPOSED? The California Department of Toxic Substances Control (DTSC) invites the public to comment on the Draft Removal Action Workplan (RAW) for the proposed UC Richmond Bay Campus. The RAW addresses contamination within the Richmond Field Station property (Site), located at 1301 South 46th Street in Richmond, California. From the 1870s to the 1940s, blasting caps, shells, and explosives were manufactured by the California Cap Company on the Site. The University of California (UC) purchased the property in 1950 and is now

KEY DOCUMENTS

Long Range Development Plan

- **“A physical development and land use plan to meet the academic and institutional objectives for a particular campus or medical center of public higher education.”**
- Establishes the land use patterns and policies to guide long-term implementation of facilities and infrastructure
- Accompanied by environmental review (CEQA) which describes potential impacts that could result from physical development

KEY DOCUMENTS

Environmental Impact Report

- Informs UC Regents consideration of whether to adopt the proposed 2014 LRDP
- Basis for consideration of future project proposals at the proposed Richmond Bay Campus
- Provides information to responsible agencies who may have permitting responsibilities at the RBC
- **Informs DTSC's CEQA determination on the proposed Removal Action Workplan**

PROCESS: LRDP

- Participation of scientists, faculty, and staff from LBNL and UC Berkeley
- Numerous meetings with City of Richmond staff, stakeholders, and the broader community
- Community workshops:
 - Introduction and visioning
 - Science to be conducted on the campus
 - Architectural and site character
 - June 2013 LRDP overview
- First community draft LRDP published August 2013
- Revisions to project; initial phase uncertain
- Presentation to City of Richmond City Council October 1, 2013
- Updated Community Draft LRDP published November 15, 2013



LRDP ELEMENTS

- 
1. Land Use
 2. Access, Circulation and Parking
 3. Open Space and Landscape
 4. Utilities and Infrastructure
 5. Sustainability
 6. Safety and Preparedness
 7. Implementation

LAND USE PLAN

Natural Open Space

25 acres

- Western Stege Marsh and coastal grasslands to be protected
- Fifteen acres of natural preserve for coastal terrace prairie
- Connected
- Limited human intrusion



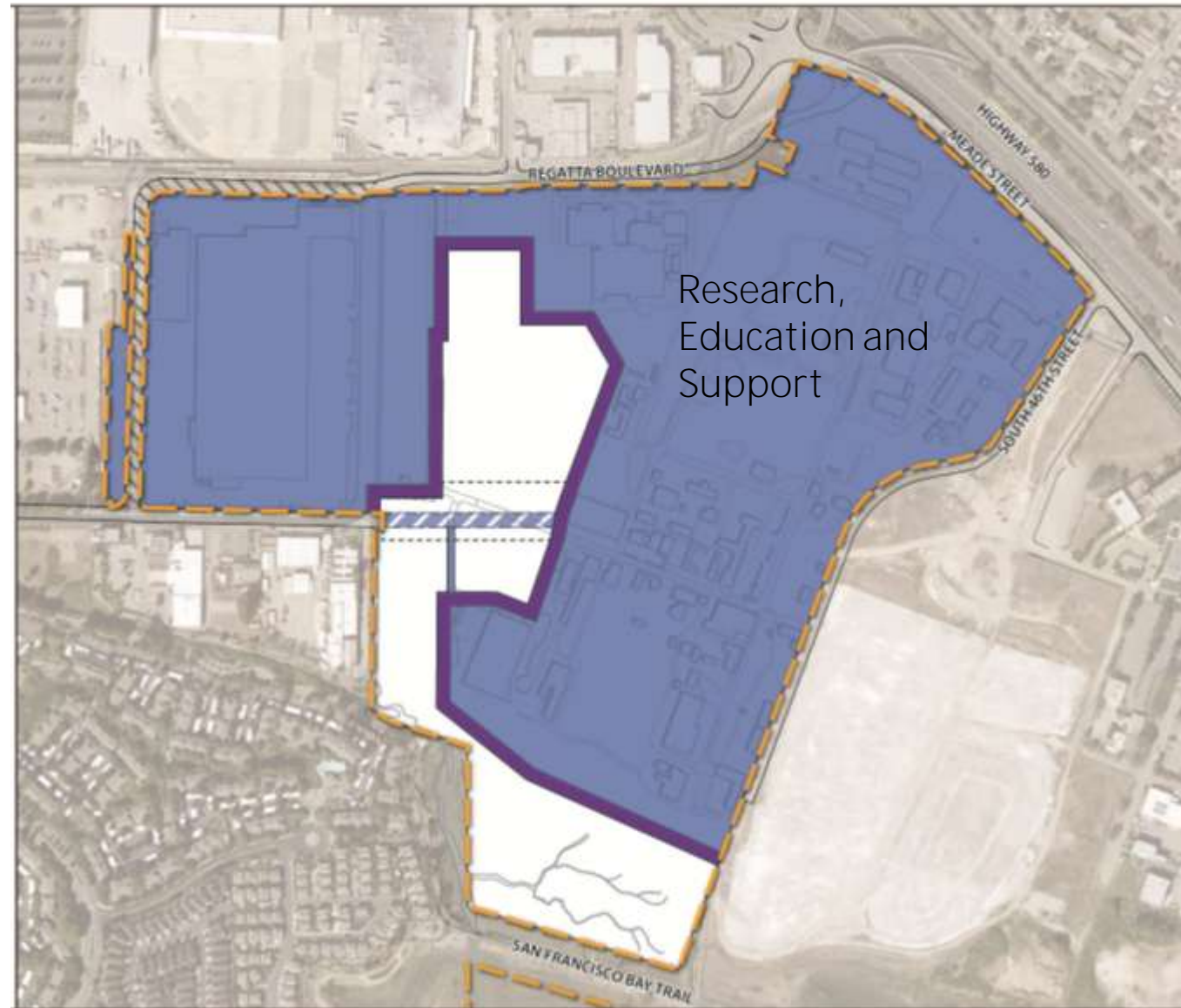
LAND USE PLAN

Research, Education and Support

108 acres

Facilities and Activities:

- Lab, classroom, office, admin. buildings
- Support infrastructure
- Community space
- Dining, visitor accommodation, retail
- Recreation
- Transportation infrastructure
- Open space (plazas, courtyards)
- Buffers for natural open space areas



Research,
Education and
Support

ILLUSTRATIVE DEVELOPMENT SCENARIO











5.4 M sq ft

- Distinct walkable neighborhoods
- Shared activity zones
- Diversity of open edges and public access points
- Multi-modal grid connected to surrounding streets/trails
- Distinct visitor arrival experience
- Deflects wind; creates sheltered spaces
- East-west solar building orientation



ACCESS

LEGEND

-  Richmond Bay Campus
-  BART Station
-  BART Rail Line
-  Proposed Ferry Landing
-  San Francisco Bay Trail (multi-use path)
-  Existing Bicycle Routes
-  Planned Bicycle Routes
-  Park
-  School
-  Community Center



LRDP is available at <http://richmondbaycampus.lbl.gov>

Sustainability: Become a model of sustainability and stewardship.

Safety & Preparedness: Develop model physical safety, life safety, and emergency service plans to protect all at all times.

Implementation: Land use and design responsibility held by UC Berkeley; develop neighborhood concept plans prior to development.



PURPOSE OF CEQA

- Informed decision-making
- Public involvement



PROCESS: EIR

- NOP/Scoping
- Draft EIR
- Final EIR
- **Regents' Decision**

SCHEDULE: EIR

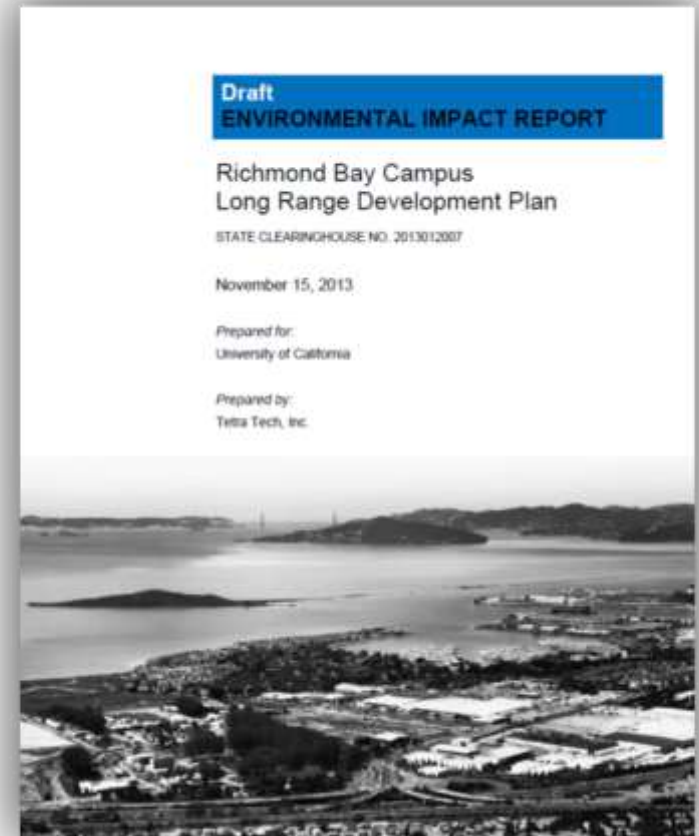
- NOP: Jan 2013
- DEIR: Nov 2013 – Jan 2014
- FEIR: April 2014
- Regents: May 2014

SCHEDULE: EIR

Draft EIR Comment period extended
until January 21, 2014

PROGRAM EIR

- Considers full LRDP implementation
- Agency permitting
- Basis for CEQA consideration of future proposals



PROGRAM EIR SCOPE

Aesthetics
Air Quality
Biological
Cultural
Geological
GHG
Hazards

Hydrology
Land Use
Noise
Public Services
Traffic
Utilities/Energy
Water Quality

Cumulative Impacts

PROGRAM EIR SCOPE

Removal Action Workplan (RAW)

- Chapter 3: RAW summary
- Chapter 5: Impacts of RAW implementation
- RAW subject to DTSC approval

Department of Toxic Substances Control November 2013

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Significant, Unavoidable Impacts

- Air (Criteria Pollutants)
- Air (TACs)
- Cultural Resources
- Greenhouse Gases
- Traffic

IMPACTS

Air (Criteria Pollutants)

- Operational emissions
- Autos, boilers, cooling towers

IMPACT MITIGATION

Air (Criteria Pollutants)

- Emissions minimization program
- Transportation Demand Management (TDM) Plan, alternative energy
- Solar/low emission boilers, cooling towers

IMPACTS

Air (Toxic Air Contaminants – TACs)

- Operational emissions
- On-site (from labs, boilers, autos)
- Off-site (particulate matter from boilers and autos)

IMPACT MITIGATION

Air (Toxic Air Contaminants -- TACs)

- Laboratory emission controls
- Project-specific human health risk assessments

Cultural Resources

- Buildings 150 and 175
- Potential impacts to other buildings, currently unknown

IMPACT MITIGATION

Cultural Resources

- Inventory affected buildings
- Impact avoidance
- Project-specific mitigation and recordation

IMPACTS

Greenhouse Gases

- Operational
- Boilers, autos, electrical use

IMPACT MITIGATION

Greenhouse Gases

- Climate Action Plan
- Energy efficiency, renewable energy, energy use minimization, etc.

IMPACTS

Traffic

- Operational
- Level-of-service at 5 study intersections at year 2035 conditions
- Level-of-service at I-580 Freeway

IMPACT MITIGATION

Traffic

- Traffic mitigation program
- Transportation Demand Management (TDM) program, transit enhancement, trip monitoring
- Mitigation funding

EIR ALTERNATIVES

- Reduced Growth
- Alternative Development
- Off-Site Alternative (Alameda Point)
- No Project



DRAFT EIR HEARING

- University to listen
- Comments on EIR



Public Hearing

<http://richmondbaycampus.lbl.gov>



